

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2 ROSEHALL STREET TARNEIT VIC 3029

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$690,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Tarneit

Period-from

01 Apr 2023

to

31 Mar 2024

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

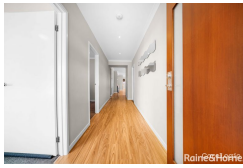
Date of sale

| | | |
|---------------------------------------|-----------|-----------|
| 15 BARRANGI DRIVE TARNEIT VIC 3029 | \$735,000 | 12-Apr-24 |
| 5 EUGENE STREET TARNEIT VIC 3029 | \$695,000 | 01-Feb-24 |
| 25 STUBBERFIELD ROAD TARNEIT VIC 3029 | \$700,000 | 24-Apr-24 |

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 26 April 2024



15 BARRANGI DRIVE TARNEIT VIC 3029

Sold Price

^{RS}

\$735,000

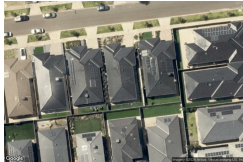
Sold Date

12-Apr-24

4 2 2

Distance

0.13km



5 EUGENE STREET TARNEIT VIC 3029

Sold Price

\$695,000

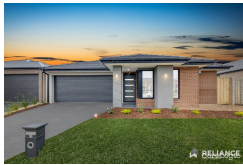
Sold Date

01-Feb-24

4 2 2

Distance

1.14km



25 STUBBERFIELD ROAD TARNEIT VIC 3029

Sold Price

^{RS}

\$700,000

Sold Date

24-Apr-24

4 2 2

Distance

1.49km

RS = Recent sale

UN = Undisclosed Sale

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